

Memo

To: Craig Martin – Zoning Enforcement Officer
From: Jesse Steadman – Town Planner on behalf of Stow Planning Board
Date: 8.6.2020
Re: 148 – 156 Great Road Request for Cease and Desist

The Stow Planning Department has received numerous complaints over the previous weeks in regard to ongoing site-work taking place at the Stow House of Pizza property. **The purpose of this letter is to request a Cease and Desist on all outdoor construction activity taking place at 148-156 Great Road due to ongoing zoning violations more fully described below.**

In March of 2006, the Stow House of Pizza was granted permission to expand the restaurant and associated parking area. However, that work never commenced and the permit expired in 2008. There is currently no valid permit for expansion. Any further expansion is required to be subject to a Special Permit from the Planning Board, including expansion of the parking area in accordance with Section 3.3.2 of the Zoning Bylaw.

In order to lawfully expand the parking area at the Stow House of Pizza property, an Application for Special Permit from the Planning Board must be submitted and the required Public Hearing will need to be scheduled. No such permit application has been submitted. Currently, the Planning Board confirms that the work is non-compliant with the following Zoning Bylaw sections:

- Section 3.10 – Table of Principal Uses
- Section 3.3.2 – Business District uses permitted via Special Permit from the Planning Board

Additionally, due to correspondence received by abutters, the Planning Board requests further investigation into whether Section 7.7.4 – Perimeter Landscaping, has been violated, as a 30' foot landscaped buffer is required between the lot lines of abutting residential district properties and any proposed parking areas. Given the work that has already taken place, the Planning Board would like to schedule a site visit to assess whether a Special Permit filing is needed to correct any violations of Zoning Bylaw Section 7.7.4.

The Planning Board appreciates your prompt attention to this matter. A letter detailing the violations and informing the property owner of this request has been delivered.

Thank you.